172.0	0012	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	774,900 / 774,900
					USE VALUE:	774,900 / 774,900
					ASSESSED:	774,900 / 774,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		WEST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VOET DOUGLAS P/SUSAN W
Owner 2:	
Owner 3:	
Street 1:	19 WEST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FOX JANE LEE -
Owner 2:	-
Street 1:	113 FORRER BLVD
Twn/City:	DAYTON
St/Prov:	OH Cntry:
Postal:	45419

NARRATIVE DESCRIPTION

This parcel contains 3,150 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1896 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3150.000	414,800		360,100	774,900
Total Card	0.072	414,800		360,100	774,900
Total Parcel	0.072	414,800		360,100	774,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.70 | /Parcel: 408.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 114664

GIS Ref

GIS Ref

Insp Date 03/14/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 172.0-0012-0001.0

!13386!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	415,000	0	3,150.	360,200	775,200	775,200	Year End Roll	12/18/2019
2019	101	FV	318,600	0	3,150.	360,200	678,800	678,800	Year End Roll	1/3/2019
2018	101	FV	318,600	0	3,150.	319,000	637,600	637,600	Year End Roll	12/20/2017
2017	101	FV	318,600	0	3,150.	267,500	586,100	586,100	Year End Roll	1/3/2017
2016	101	FV	318,600	0	3,150.	267,500	586,100	586,100	Year End	1/4/2016
2015	101	FV	296,700	0	3,150.	231,500	528,200	528,200	Year End Roll	12/11/2014
2014	101	FV	296,700	0	3,150.	223,800	520,500	520,500	Year End Roll	12/16/2013
2013	101	FV	296,700	0	3,150.	213,000	509,700	509,700		12/13/2012

PRINT

Date	Time
12/11/20	03:21:13

LAST REV

Date	Time
03/05/18	10:40:49

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13386

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOX JANE LEE	34077-476		11/16/2001		370,500	No	No		
FOX JANE LEE	28414-131		4/7/1998	Family		No	No		Y

USER DEFINED

Prior Id # 1:	114664
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2018	207	Heat App	5,500					
2/20/2007	103	Addition	209,000	C		G8	GR FY08	2 STRY 18X18 REAR
4/3/2003	229	Re-Roof	11,300	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/14/2009	Inspected	372	PATRIOT
1/18/2009	Measured	372	PATRIOT
2/24/2002	MLS	MM	Mary M
4/27/2000	Inspected	263	PATRIOT
12/21/1999	Mailer Sent		
12/10/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3150		Sq. Ft.	Site		0	70.	1.63	8									360,149						360,100	

Total AC/HA: 0.07231 | Total SF/SM: 3150 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 360,149 | Spl Credit | Total: 360,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20379746
Const Adj.:	0.98000199
Adj $ / SQ:	153.364
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434763
Depreciation:	19999
Depreciated Total:	414763

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 1		HB		

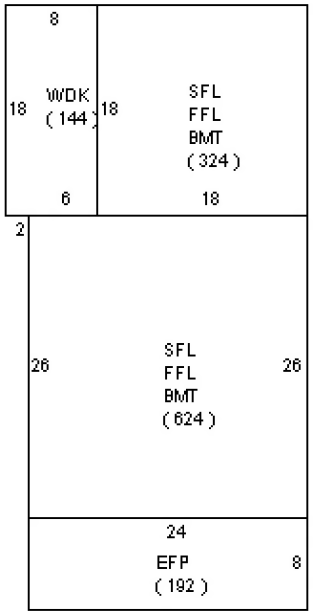
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	153.36
Special Features:	0	Val/Su Net:	130.44
Final Total:	414800	Val/Su SzAd	218.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	948	46.010	43,617
FFL	First Floor	948	153.360	145,389
SFL	Second Floor	948	153.360	145,389
EFP	Enclos Porch	192	40.580	7,791
WDK	Deck	144	12.690	1,827
	Net Sketched Area:	3,180	Total:	344,013
Size Ad	1896	Gross Are	3180	FinArea 1896

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

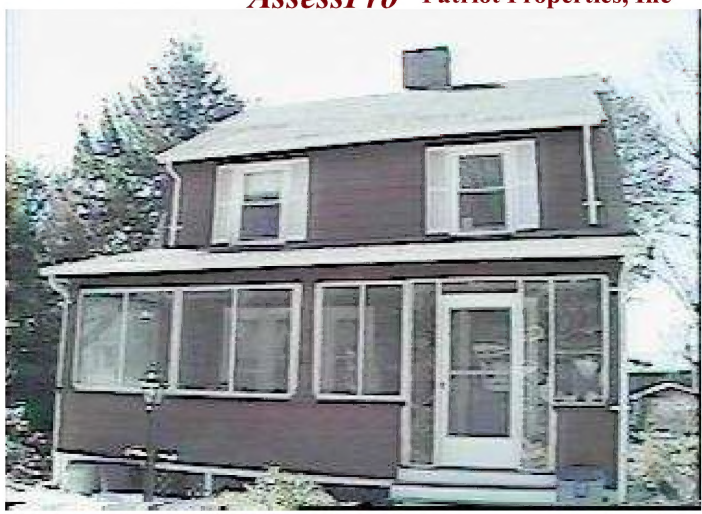
SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0012-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc